

BROWN COUNTY PLANNING & ZONING COMMISSION
October 10th 2017

The Brown County Planning & Zoning Commission held their regularly scheduled public meeting on October 10th 2017 at 9:00 am in the Commissioners Room 204 of the Brown County Courthouse. Commission members present: Brian Tohal, Brian Braun, John Rolloff, Anita Mohr and Commissioner Dennis Potter. Also present: Charles Enter, County Administrator; Charles Hanson, County Attorney; and Laine Sletta, Zoning Administrator. Members of the Public included Curt & Betsy Saffert and Fritz Bush – New Ulm Journal.

The meeting was called to order by Chairman Tohal at 9:00 am.

A motion was made by Potter and seconded by Mohr to approve the minutes of the September 12th 2017 meeting. The motion passed unanimously 5-0.

The **first item of business** was a **Conditional Use Permit Application APP-C-0058** on property owned by Curt & Betsy Saffert described as Lot 1, Block 1, Stern First Subdivision in the SE4 of Section 23, Township 109N, Range 35W, North Star Township, Brown County, Minnesota. To allow a Salon Parlor and Spa (activities to include but not limited to hair, waxing and skin services and massages), retail sales, and manufacturing of all natural lotion products all located in the A-1 Agricultural Protection Zoning District.

Discussion: Sletta provided background on the application. Curt & Betsy Saffert explained the proposed operation, mostly women will use facility. Manufacturing of the lotions will probably wind down as the massage portion of business expands. Not a lot of traffic expected, fifty to sixty costumers per month, location kind of isolated. Curt Saffert noted small business traffic expected

Motion was made by Mohr and **Seconded** by Potter **to recommend approval** to the County Board. The Motion passed unanimously on a 5-0 vote and **Findings of Fact** were filled out.

The **second item of business** was a **Final Plat Application APP-P-0025** by Lucas Amsden on property owned by Dennis Amsden known as Amsden Subdivision described as that part of Lot B of the NE ¼ of the SE ¼ of Section 22, Township 109N, Range 34W, Burnstown Township, Brown County, Minnesota. Parcels being platted are an existing building site (10.4 acres) being split into two parcels for residential building sites, Lot 1 being 7.62 Acres and Lot 2 being 2.78 Acres.

Discussion: Sletta provided background on the application. Potter noted that trees block view of surrounding farm ground to north. Tohal asked if the west property can get access to county road. Sletta noted access to Highway must be approved by Highway Department (one access per property.) Tohal noted that there is room for buildings on west property.

Motion was made by Braun and **Seconded** by Morh **to recommend approval** to the County Board. The Motion Passed unanimously on a 5-0 vote.

The **third item of business** was a **Preliminary Plat Application APP-P-0026** by James & Marcia Marti known as Marti Second Subdivision (6.37 acres) described as part of the NE ¼ of Section 5, Township 109N, Range 32W, Stark Township, Brown County, Minnesota. This is an existing farm site being platted off from the tillable land.

Discussion: Potter asked if that is that a new house on the site, Sletta responded that it was a newer house but not sure if new. Tohal asked why not follow the tree line, Sletta responded that those trees will probably be knocked down and area farmed.

Motion: was made by Potter and seconded by Rolloff to recommend approval with condition that the easement be attached to allow neighbor to use driveway. The motion passed unanimously on a 5-0 vote.

The **fourth item of business** was a **Preliminary Plat Application APP-P-0027** a Single lot split by Larry & Debra Fischer know as Fischer Second Subdivision (2.50 acres) described as part of GOVT Lot 5, Section 30, Township 109N, Range 31W, Sigel Township, Brown County, Minnesota. This is an existing farm site being platted off from the tillable land.

Discussion: Sletta Provided Background on the application. Mohr stated that feedlot was a dairy and is now a beef operation. Tohal asked about location of well and septic system. Potter noted that it was a probably a shared well. Sletta confirmed that a hay bale pile and not a building on property line.

Motion was made by Mohr and **Seconded** by Braun **to recommend approval with condition** of an easement allowing surrounding property owner to use driveway to the County Board. The motion passed unanimously on a 5-0 vote.

The **Final item of business** was **Findings of Fact** for the **Conditional Use Permit Application APP-C-0057** by Mathiowetz Construction on property owned by Justin and Carrie Roiger which was passed at the September 12th, 2017 Zoning Commission Meeting was filled out.

There being no further business, a motion was made by Rolloff and seconded Mohr to adjourn the meeting. Motion passed unanimously.

Respectfully submitted
Laine Sletta, Zoning Administrator